



### **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING DATE:** January 15, 2020

**NAME & NUMBER OF PROJECT:** Austin Green PUD  
C814-2018-0154

**NAME OF APPLICANT OR ORGANIZATION:** Steven Spears  
Groundwork

**LOCATION:** 11600-12337 Harold Green Road

**COUNCIL DISTRICT:** 2-mile ETJ, will be District 2 once PUD is approved

**ENVIRONMENTAL REVIEW STAFF:** Atha Phillips, Environmental Officer's Office  
(512) 974-2132, [atha.phillips@austintexas.gov](mailto:atha.phillips@austintexas.gov)

**ZONING CASE MANAGER:** Wendy Rhoades, Planning and Zoning  
(512) 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**WATERSHED:** Colorado River Basin and Elm Creek Watershed, Suburban Watershed Classification, Desired Development Zone

**REQUEST:** To create a new Planned Unit Development (PUD)

**STAFF RECOMMENDATION:** Staff recommended with conditions

**RECOMMENDED CONDITIONS:**

1. 858.22 (40%) acres of public open space and parkland, which includes approximately three miles of Colorado river frontage shall be provided.
2. Open space areas shall be restored with appropriate native vegetation outlined in the PUD.
3. Parks and open space areas shall utilize reclaimed water for irrigation.
4. 65% of stormwater shall be treated by dispersed green stormwater infrastructure which includes bio-filtration, rain gardens, and vegetated filter strips.
5. 77 acres of off-site drainage area shall be treated.

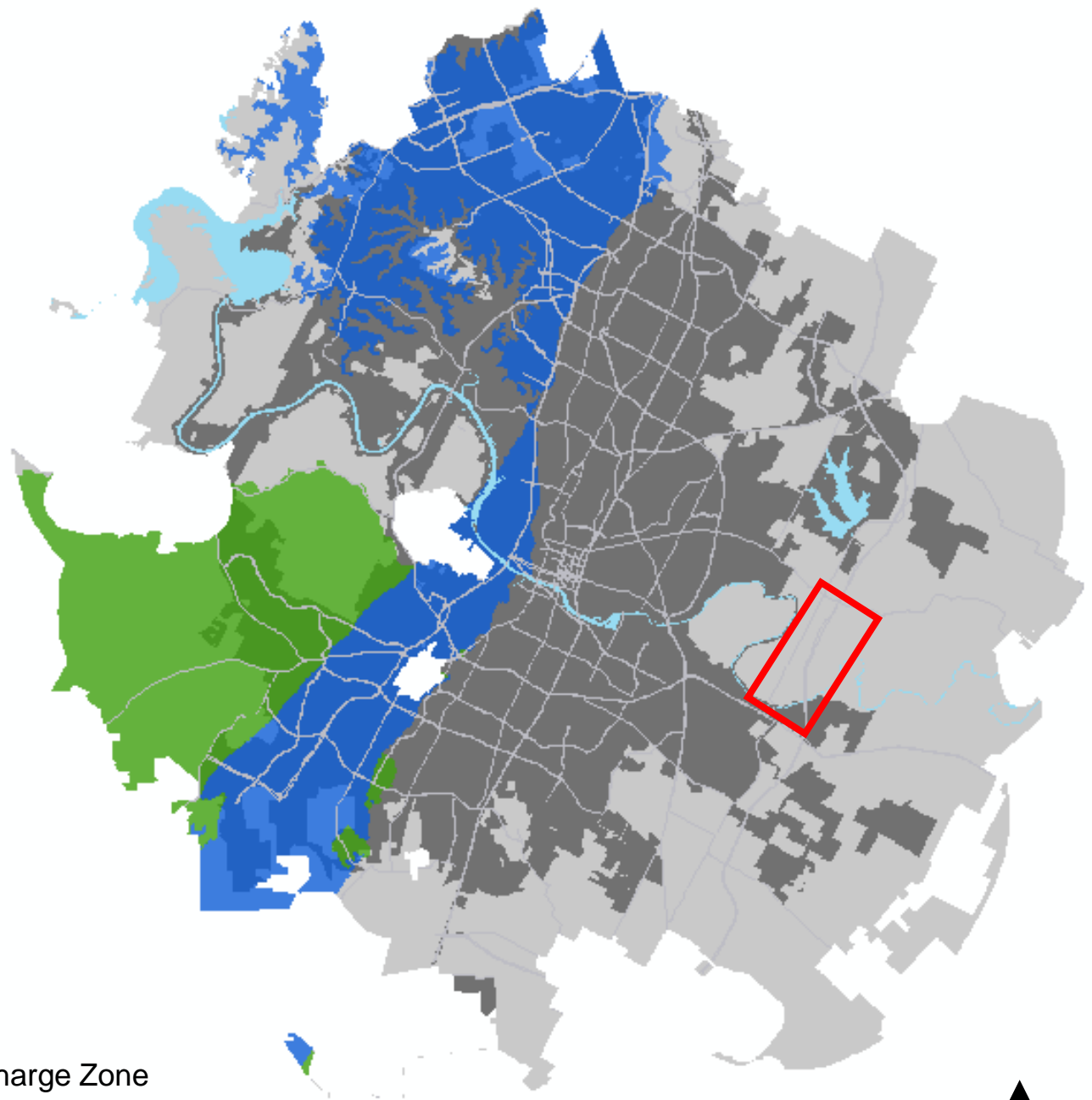
6. The project shall provide approximately 50 million cubic feet of additional storage volume for the watershed through a series of on-site retention ponds. Approximately 100 million cubic feet of additional storage volume shall be provided beyond the minimum required for on and off-site flows through three (3) on-site regional retention ponds for the Elm Creek watershed. The proposed 450-acre retention ponds will remove approximately 238 acres of neighboring property and 43 acres of Harold Green Road ROW from the floodplain. These calculations are based on the Atlas 14 flood model for the adjusted 100-year floodplain.
7. Shall provide 29 acres of additional critical water quality zone.
8. Shall preserve 12.91 acres of wetland CEFs, 12.74 acres of wetland CEF shall be enhanced and 9.97 acres of wetland CEF shall be mitigated at 150% acre-for-acre and given the 150-foot buffer required by code.
9. Impervious cover shall be capped at 65% gross site area.
10. Shall preserve a significant stand of trees that have been identified on-site and shall meet current code for tree removal and mitigation.
11. Shall provide 6 miles of public trails throughout the development.
12. Shall meet a Carbon Impact score of 8.






# Austin Green PUD

C814-2018-0154

Atha Phillips, Environmental Program Coordinator

Environmental Officer's Office



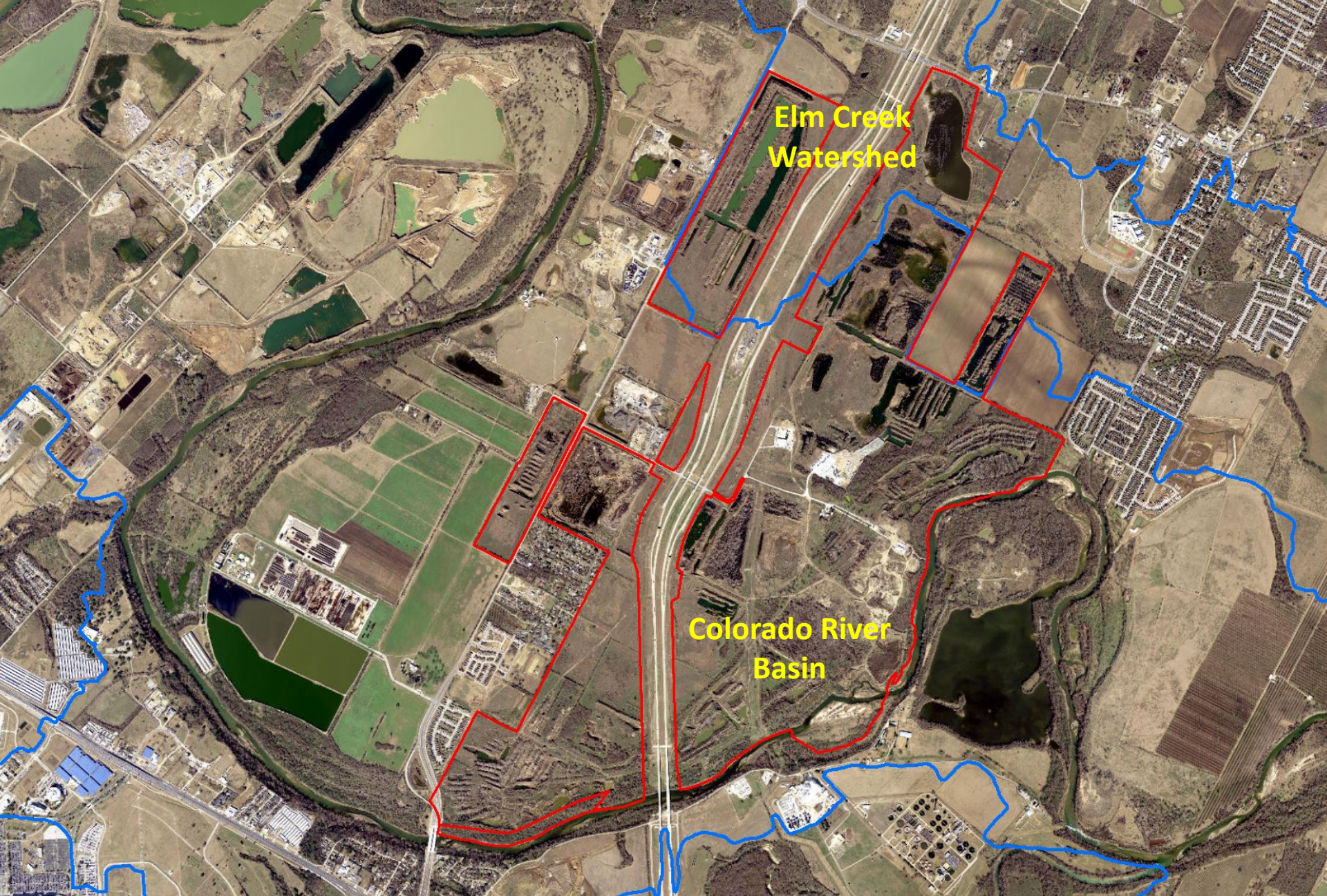
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

 North



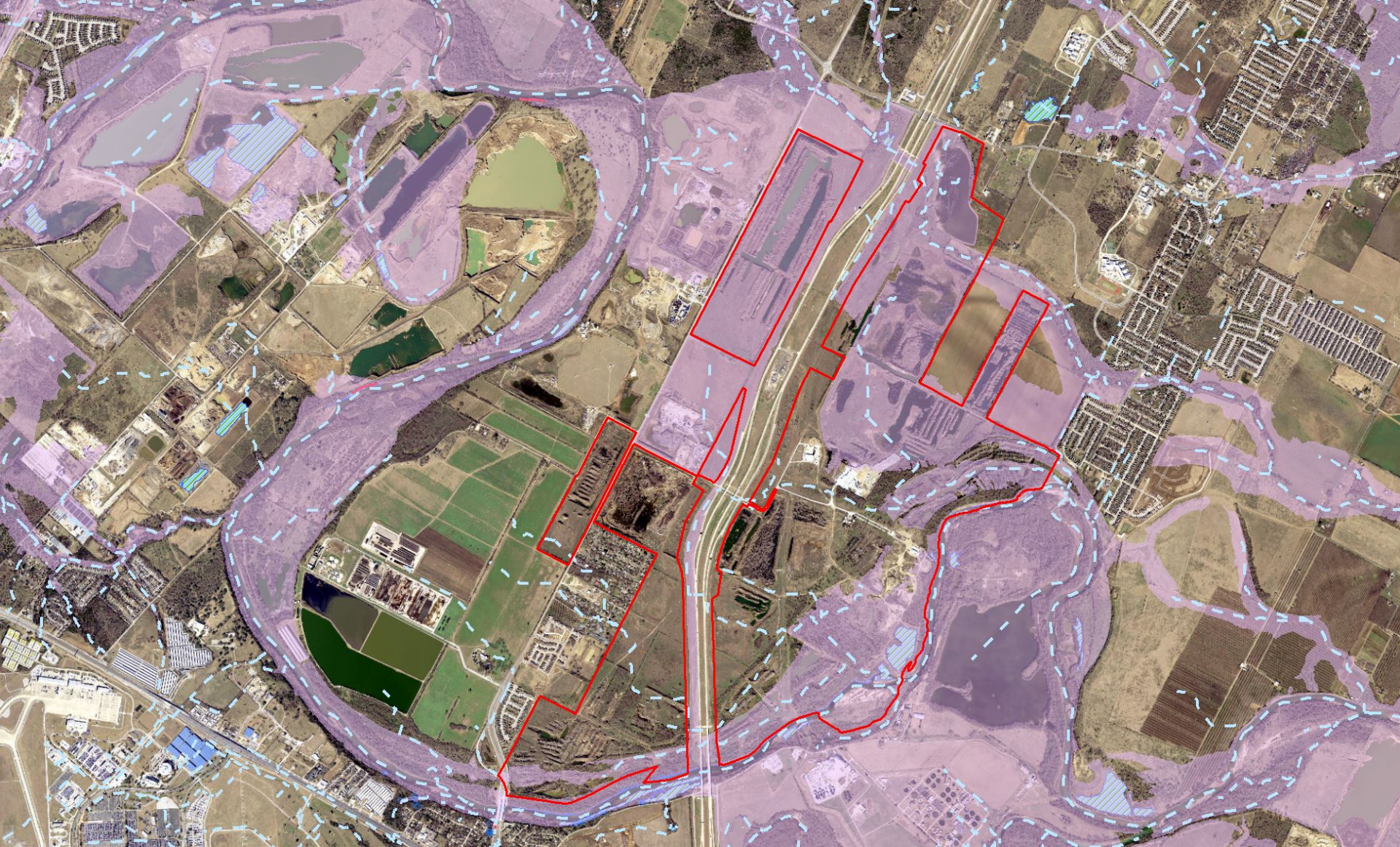






— Watershed Boundary     Site Location     North





Existing Floodplain

 Site Location

 North





Existing  
Critical Water Quality Zone

 Site Location

 North





Open Space Area 1





Open Space Area 3



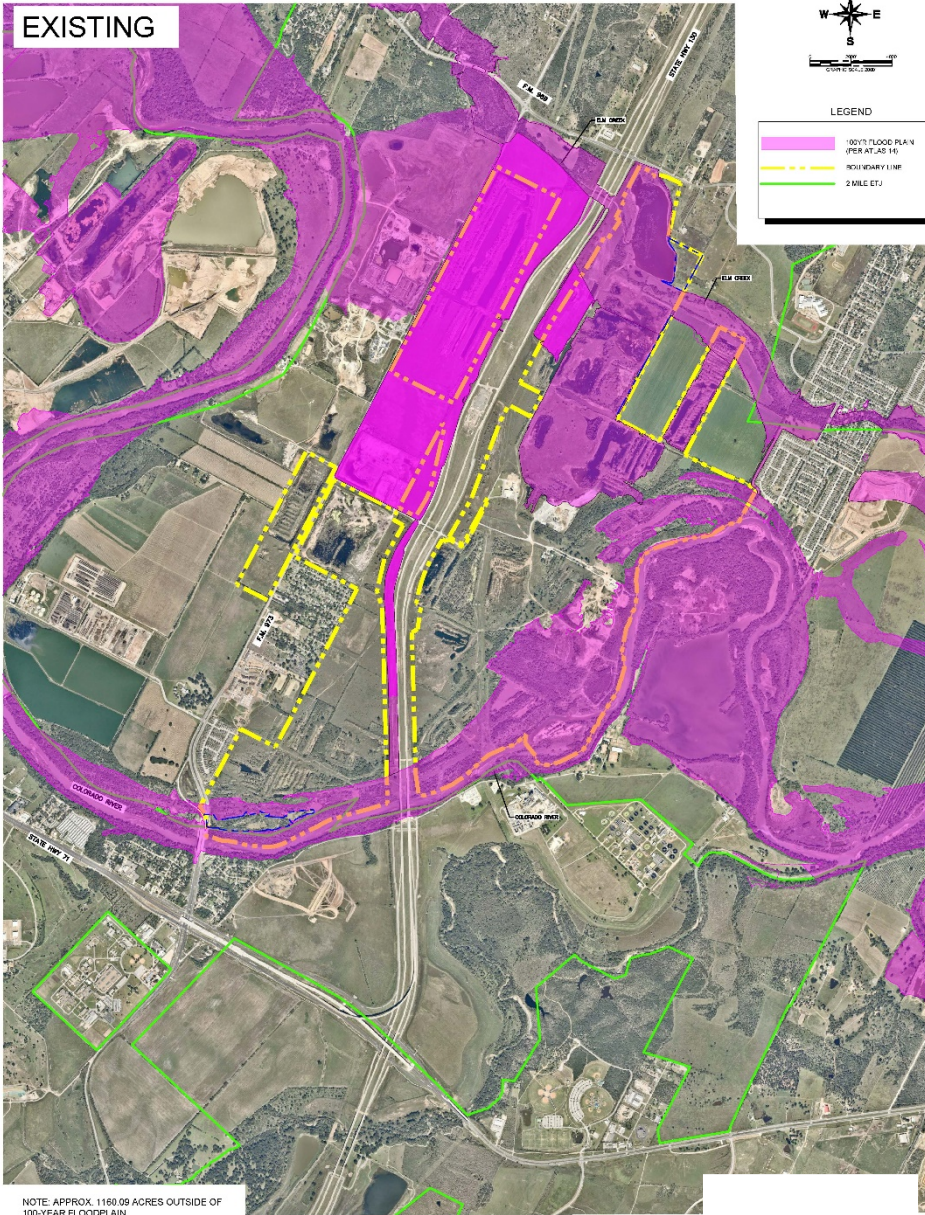


# Background:

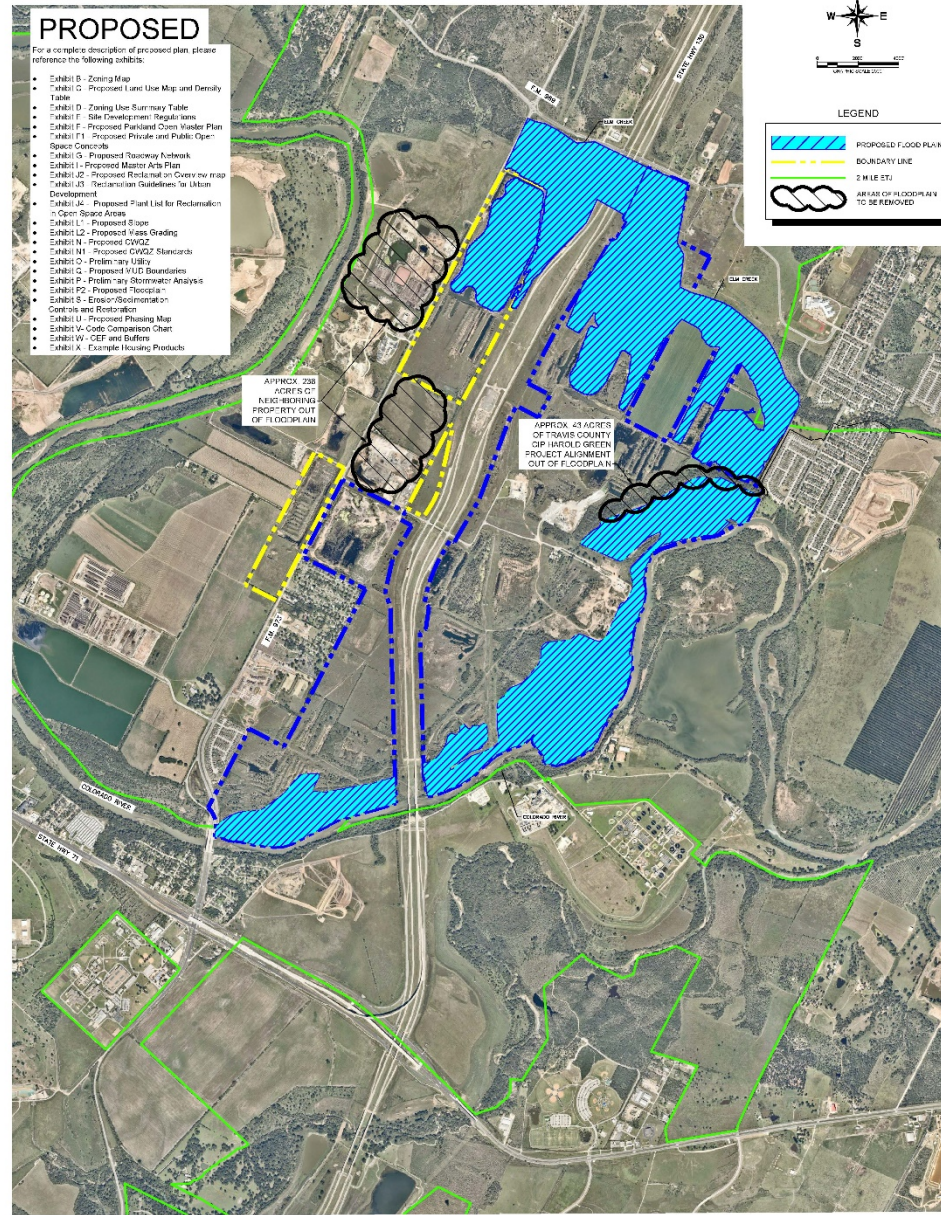
- 2,126.25 acres
- Colorado River and Elm Creek Watersheds
- Active mining site
- Mining has continued on this site for over 60 years
- Currently operates one of the highest producing concrete batch plants in the Austin area
- Identified in Imagine Austin as a Town Center



## EXISTING



## PROPOSED



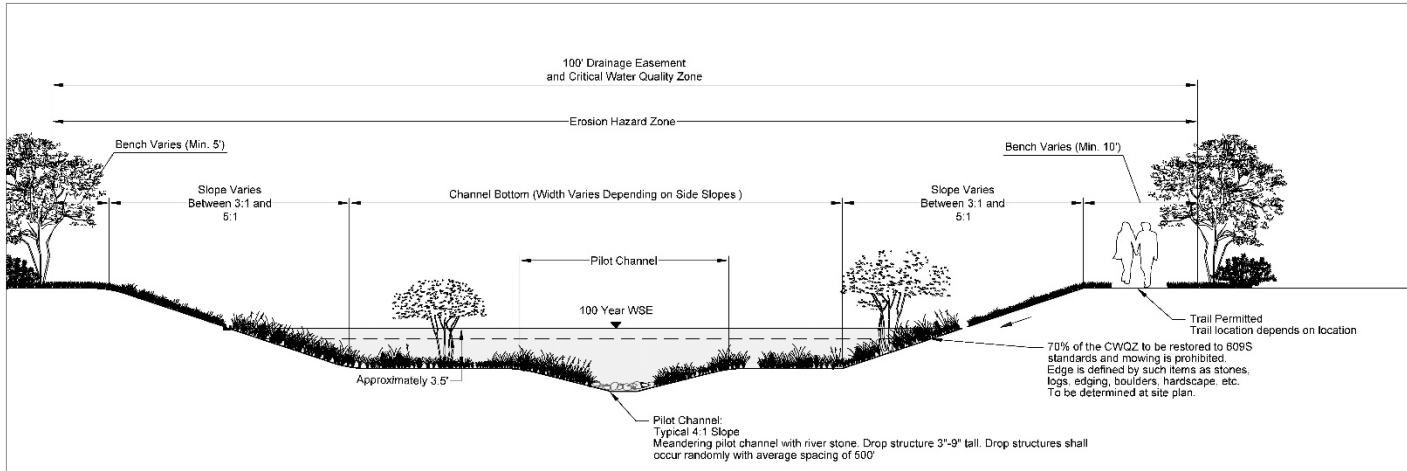
Existing and Proposed Floodplain  
Approximately 238 acres of property and 43 of ROW removed from the floodplain



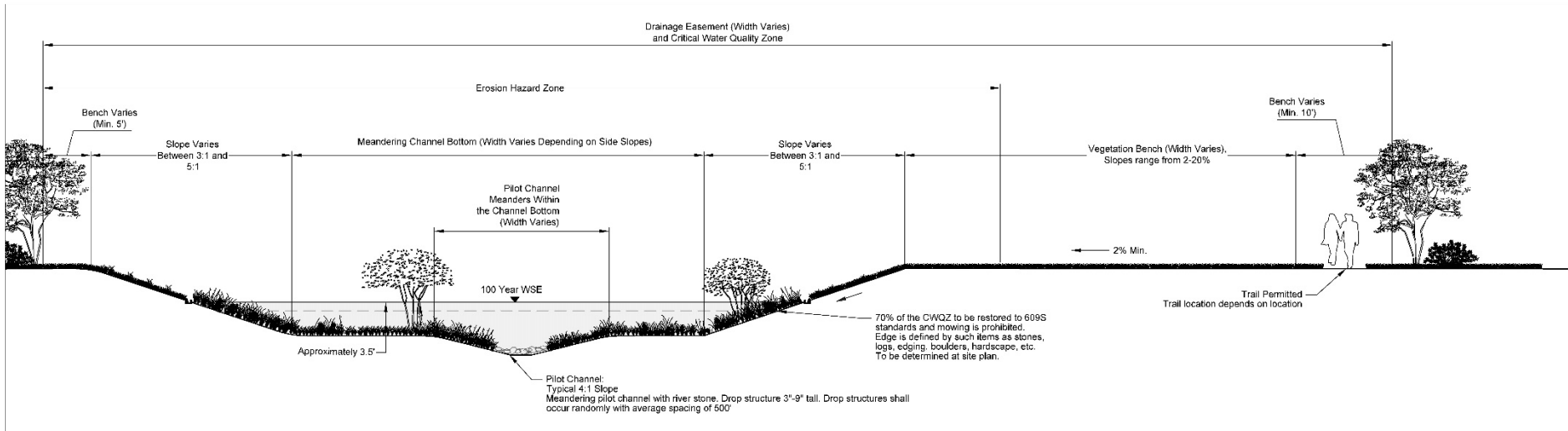




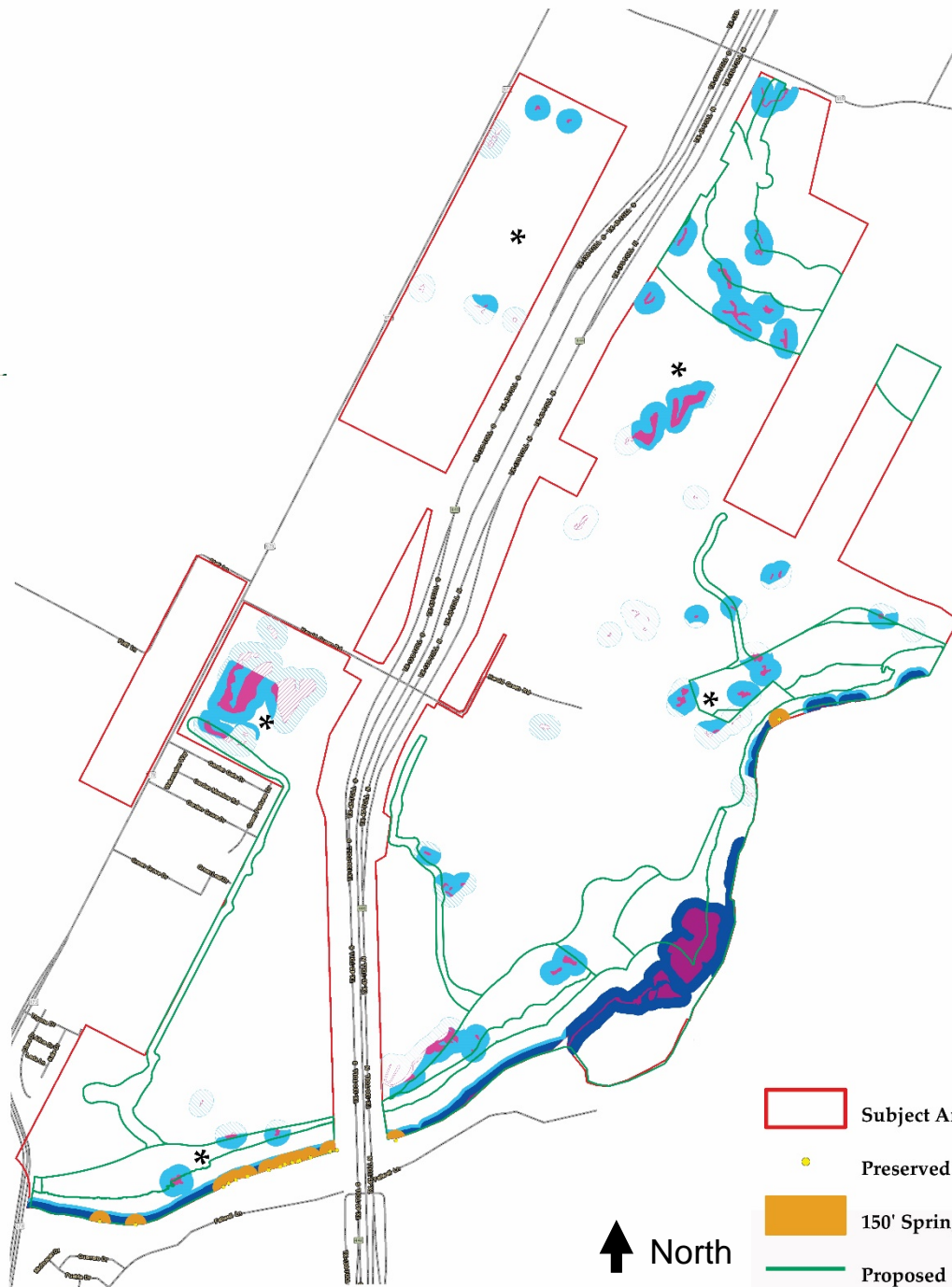
CONSTRAINED CHANNEL DIAGRAM OF 100' CWQZ OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



UNCONSTRAINED CHANNEL DIAGRAM > 100' CWQZ OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



# Proposed Critical Water Quality Zone



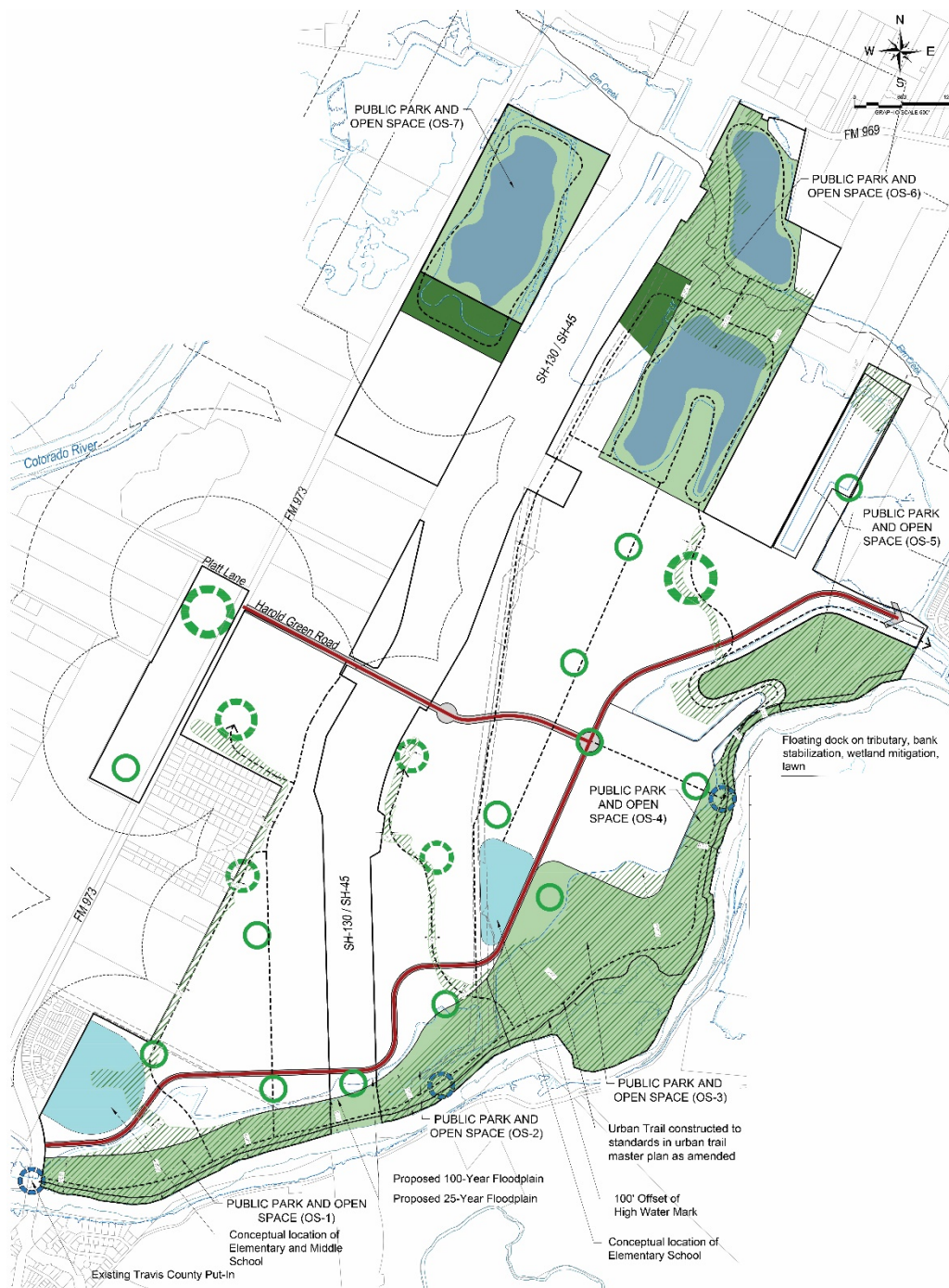


# Legend

	Existing mined land with poor to fairly-poor vegetative conditions
	Existing CEF Areas
	Preserved CEF Areas
	Preserved Tree Stands
	Inconsistent and low to mid quality tree stands primarily growing on overburdened areas.
	Former ranch land
	Elm Creek Regional Retention Water Bodies
	Blackland Prairie (Open Space)
	Bottomland Hardwood (Open Space)
	Urban Development (1418.03 Acres)
	Existing CEF Springs
	Collection of eight trees ( 2 red oak, 4 live oak, 1 burr oak, 1 pecan) around existing structures*
	± 65.5 acres mature stand of trees*
	± 10.6 acres established CEFs*
	Existing mining area with 3:1 or greater slopes
	Concrete batch plant
	± 24.4 acres island in Colorado River*
	Tree Wind Row

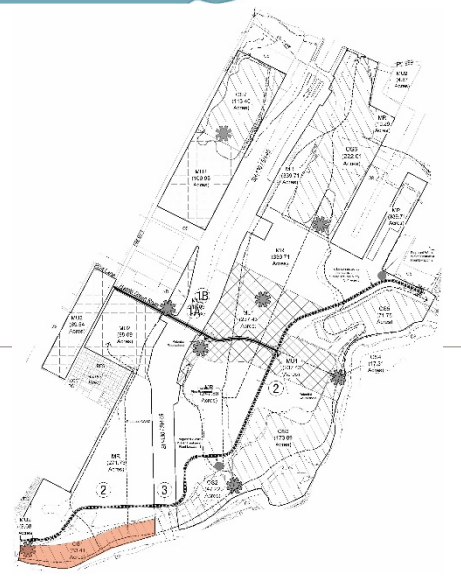
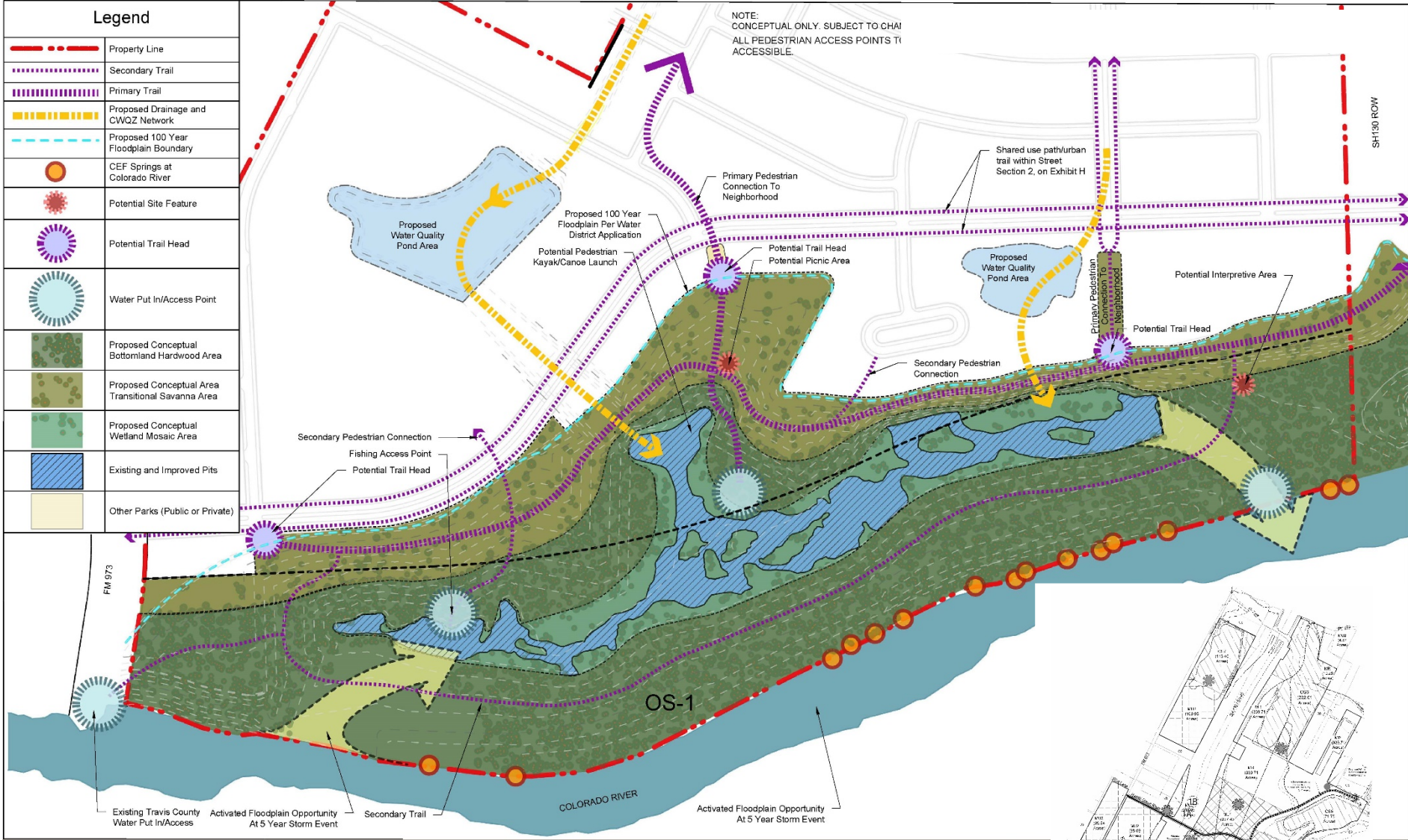
\*Proposed to be protected upon approval of PUD and before reclamation.





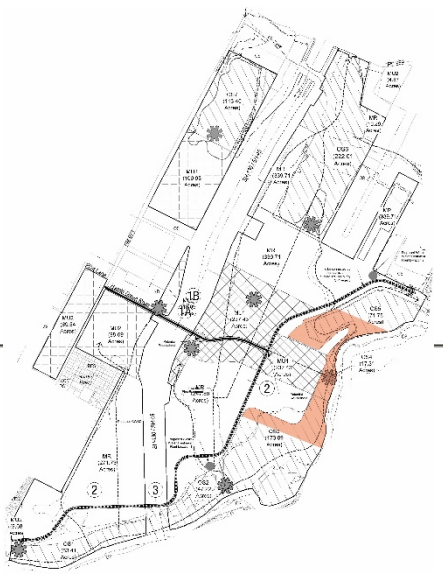
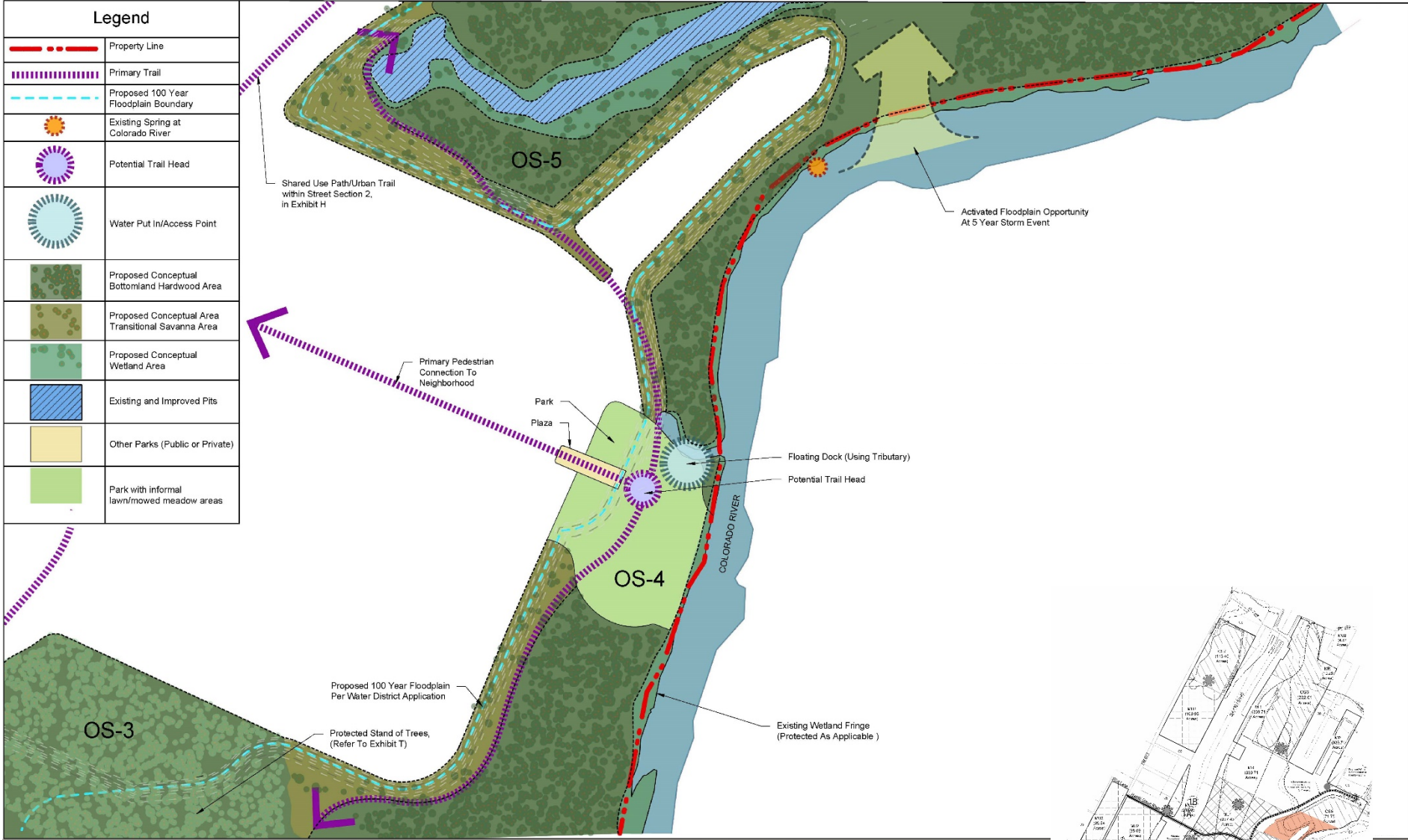
Legend	
	0.5 ac. to 3 Acre Parks, see Exhibit F2 for amenities.
	3 to 5 Acre Parks, see Exhibit F2 for amenities.
	5-10 Acre Parks, see Exhibit F2 for amenities.
	10+ Acre Parks, see Exhibit F2 for amenities.
	Potential Park Areas with Water Put-in Location
	Potential Trail and Connectivity*
	Potential Bike Route*
	Elm Creek Regional Retention Water Bodies
	Open Space (may include some parkland)
	Park & Open Space Transition Area (combination of both public parkland and private residential, commercial or industrial development)
	Proposed Critical Water Quality Zone (CWQZ)
	1/4-Mile Distance from Open Space or Potential Park Area
	1/2-Mile Distance from Open Space or Potential Park Area

Legend	
	Property Line
	Secondary Trail
	Primary Trail
	Proposed Drainage and CWQZ Network
	Proposed 100 Year Floodplain Boundary
	CEF Springs at Colorado River
	Potential Site Feature
	Potential Trail Head
	Water Put In/Access Point
	Proposed Conceptual Bottomland Hardwood Area
	Proposed Conceptual Area Transitional Savanna Area
	Proposed Conceptual Wetland Mosaic Area
	Existing and Improved Pits
	Other Parks (Public or Private)





Legend	
	Property Line
	Primary Trail
	Proposed 100 Year Floodplain Boundary
	Existing Spring at Colorado River
	Potential Trail Head
	Water Put In/Access Point
	Proposed Conceptual Bottomland Hardwood Area
	Proposed Conceptual Area Transitional Savanna Area
	Proposed Conceptual Wetland Area
	Existing and Improved Pits
	Other Parks (Public or Private)
	Park with informal lawn/mowed meadow areas

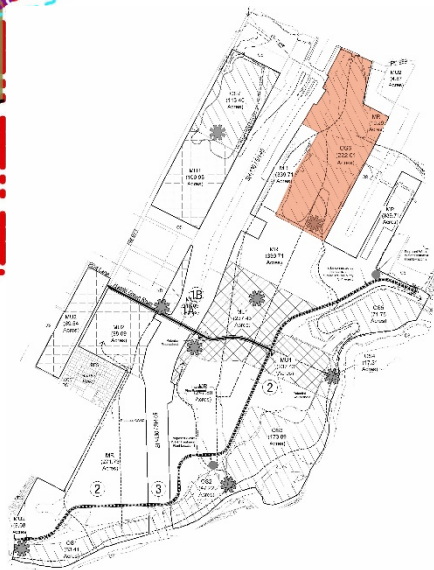
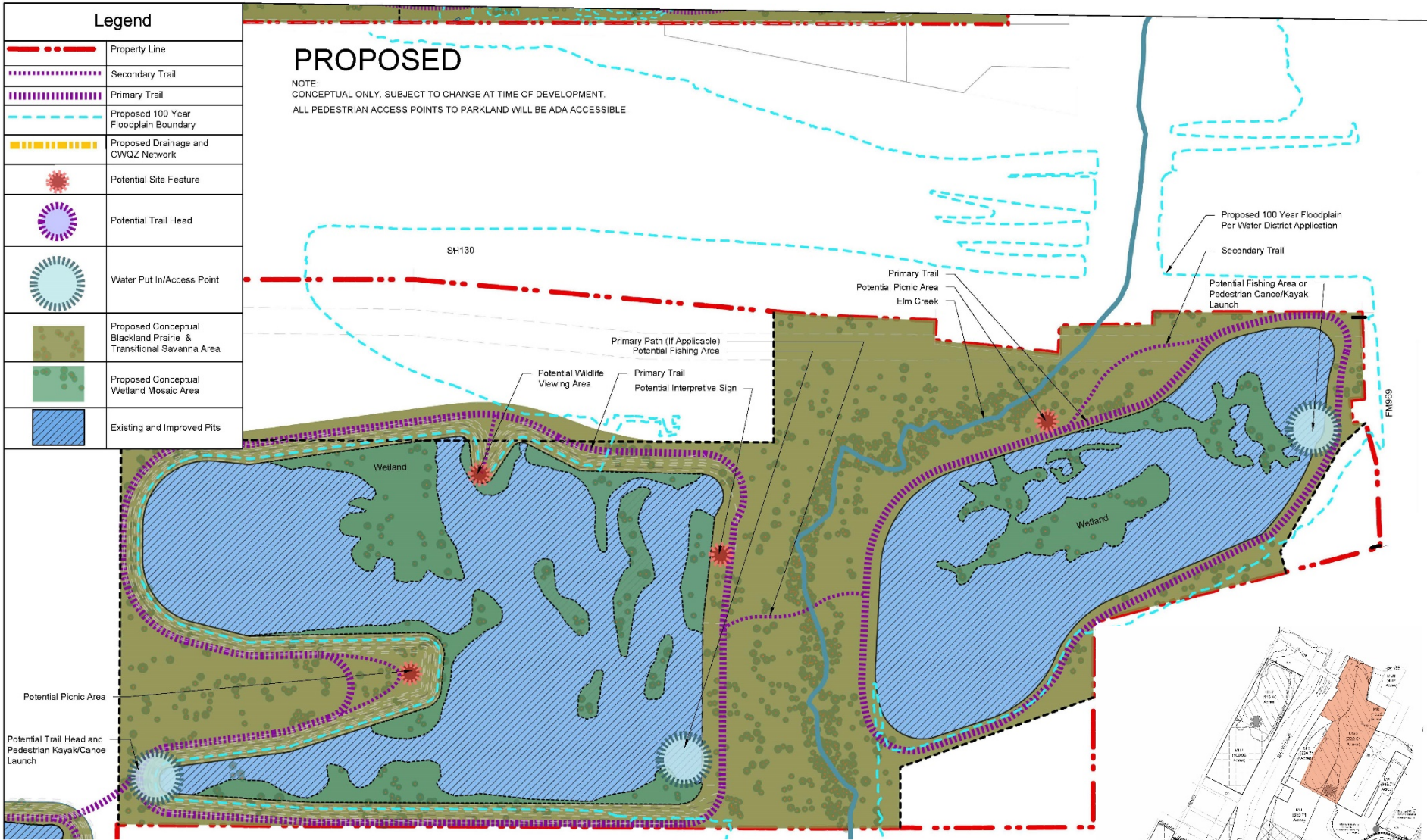




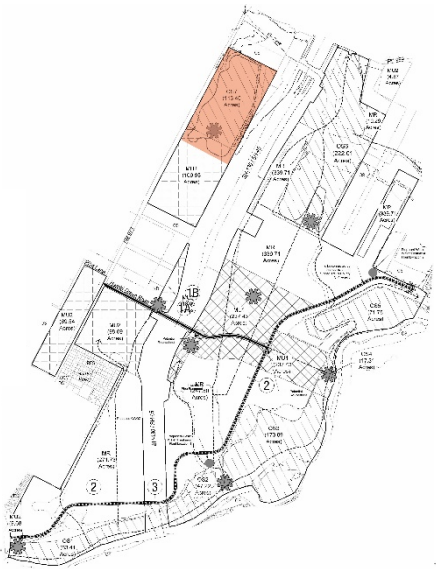
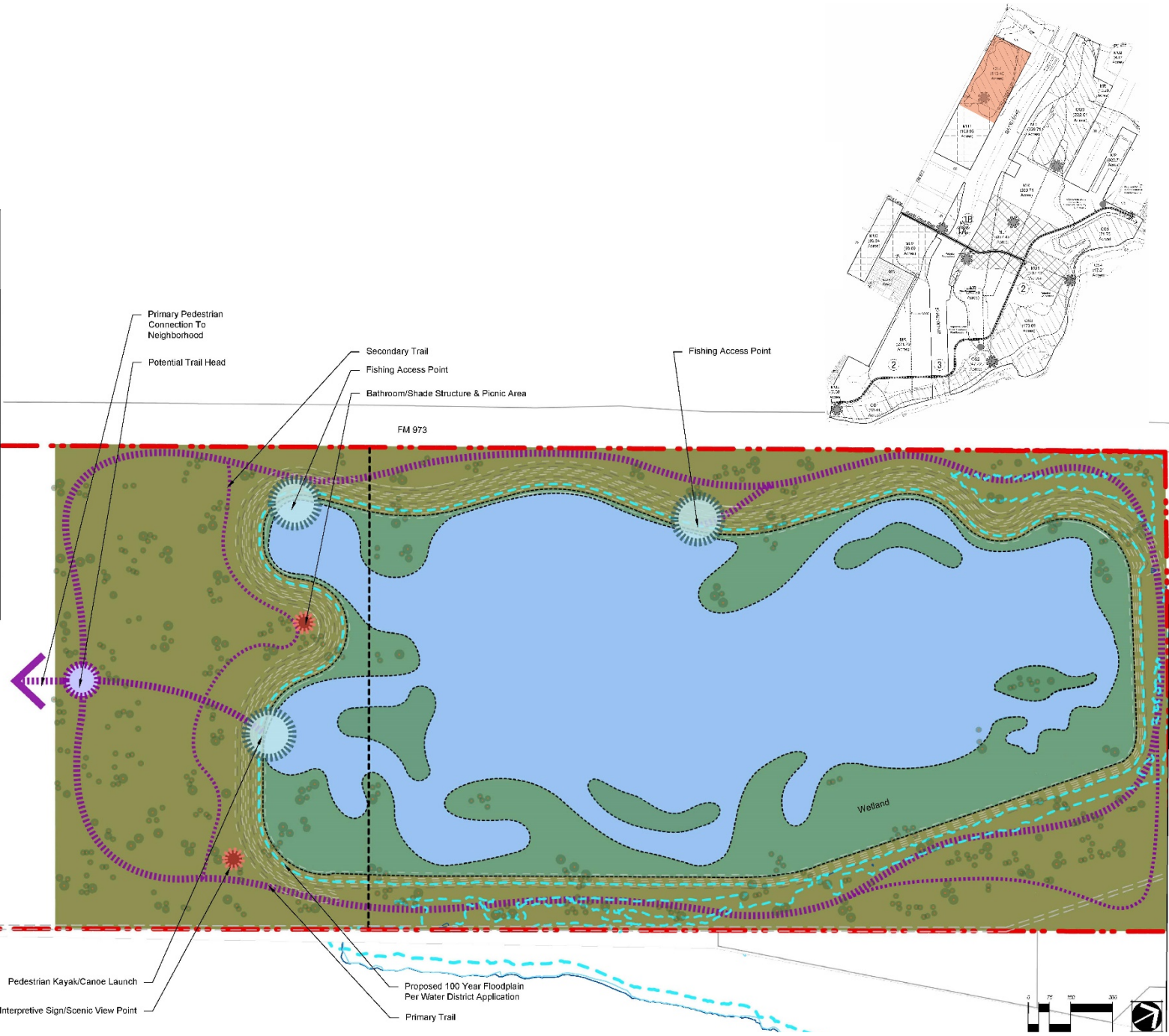
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	Proposed Conceptual Blackland Prairie & Transitional Savanna Area
	Proposed Conceptual Wetland Mosaic Area
	Existing and Improved Pits

# PROPOSED

NOTE:  
CONCEPTUAL ONLY. SUBJECT TO CHANGE AT TIME OF DEVELOPMENT.  
ALL PEDESTRIAN ACCESS POINTS TO PARKLAND WILL BE ADA ACCESSIBLE.



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# Comparison:

	Existing Code	Proposed PUD	
<b>Water Quality</b>	100% capture volume or payment in lieu	100% capture volume 65% Green Stormwater Infrastructure Treating an additional 77 acres off-site area	✓
<b>Drainage</b>	No adverse impact	No adverse impact, floodplain will be modified to create flood storage ponds that will remove approximately 238 acres of neighboring property and 43 acres of Harold Green ROW from the Atlas 14 100-year floodplain.	✓
<b>Impervious Cover</b>	80% Commercial    60% Multi-family	65% Gross site area 1% of impervious cover reserved for parks	✓
<b>Open Space</b>	20% of non-residential tracts (Tier 1) Additional 20% (Tier 2)	708.22 acres open space 150 acres dedicated parkland Total: 858.22 acres (40%)	✓
<b>Floodplain &amp; CWQZ Restoration</b>	Only standard revegetation with mining permit	Open space areas and critical water quality zones shall be restored with appropriate native vegetation outlined in the PUD.	✓
<b>CWQZ</b>	Begins at 64 acres	Re-establishing CWQZ and providing 29 additional acres	✓

# Comparison:

	Existing Code	Proposed PUD	
<b>Landscape Irrigation</b>	Potable water	100% reclaimed water	✓
<b>Landscape</b>	Current code	Current code	
<b>Trees</b>	Current code including Heritage Tree ordinance	Located significant stands of trees on the property to save. Otherwise current code including Heritage Tree ordinance.	✓
<b>Dark Sky Initiative</b>	Full cut-off or shielded	Full cut-off or shielded	
<b>Green Building</b>	2-Star Certified	2-Star Certified	
<b>Landscape Irrigation</b>	Potable water	100% reclaimed water	✓
<b>Carbon Impact</b>	Not regulated	Impact Score = 8	✓

# Recommendation

## Recommended with the following conditions:

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